

**TOWN OF GLOCESTER
PLANNING BOARD AGENDA**

Regular Meeting

April 1, 2013

7:00 pm

*This meeting will be held at the Gloucester Town Hall, Town Council Chambers ,
1145 Putnam Pike, Chepachet, R.I., beginning at 7:00 p.m.*

***NOTICE: No new agenda items will be taken up after 9:00 p.m. Any outstanding agenda items not reached
prior to 9:00 p.m. will be continued to another date.**

Facilities are accessible to people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Town Planner's Office at (401) 568-6206, Extension 2, or TDD (401) 568-1422, not less than 72 hours in advance of the hearing date.

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Review Agenda**
- V. Informal**
- VI. Public Hearing**

1. Lloyd B. Clark Trust, applicant and owner, property located off Tourtellot Hill Road and Chestnut Oak Road, further described as AP 14, Lot 30 in an A-4 zone. Major subdivision, combined Master Plan/Preliminary Plan application for a seven (7) lot subdivision, Great Wall Commons (2/18/13 TRC Report & Application material previously submitted; Legal Ad in Valley Breeze 12/20/12).

VII. Recommendation to the Town Council

1. Review of Community Development Block Grant Application/Program

Review proposed activities for consistency with the Gloucester Comprehensive Community Plan (3/15/13 memo enclosed).

VIII. Advisory Opinion to the Zoning Board of Review

1. Dino Bachini, applicant, and Dino J. Bachini etux Stacey L., owners, property located at 111 Emerald Way, further described as AP 18, Lot 323 in an A-4 zone. Applicant/Owners seek a Special-Use Permit in accordance with Chapter 350, Article II, §350-11 Table of Use Regulations, Section 2, sub-section 9, Accessory Family Dwelling unit. Applicant/Owners seeking approval of a pre-existing accessory family dwelling (continue from 3/4/13 meeting).

2. Paula Franklin and Dorothy Lees, applicant and owners, property located at 48 Howard Lane, further described as AP18, Lot 168 in an A-4 zone. Applicants/Owners seek a Special Use Permit in accordance with Chapter 350, Article II, §350-11 Table of Use Regulations, Section 2, sub-section 9, Accessory Family Dwelling unit. Applicants/Owners seeking approval to construct an accessory family dwelling in basement for a family member.(application material enclosed).

3. John Reis, Sr., applicant and owner, property located at 12 John Street, further described as AP OA, Lot 24 in an A-3 zone. Applicant/Owner seeks a Special Use Permit in accordance with Chapter 350, Article II, §350-11 Table of Use Regulations, Section 2, sub-section 9, Accessory Family Dwelling unit. Applicant/Owner is seeking approval of a pre-existing accessory family dwelling (application material enclosed).

4. Gloucester Heritage Society, applicant and Chepachet Cemetery Associates, owners, property located at 1043 Putnam Pike, further described as AP 10C, Lot 17 in an R2H zone. Applicant seeks a Variance in accordance with Chapter 350, Article I, Section §350-8, subsection E. Applicant seeks to use an existing building for a Museum/Office/Business (Dorr Rebellion Museum) with a workshop for historic artifacts research, small gift shop items, small meetings and special event house tours (application material enclosed).

5. William E. Reichert, applicant and owner, property located at 212 Old Snake Hill Road, further described as AP5, Lot 52A in a A-4 zone. Applicant/Owner seeks a Variance to Chapter 350, Article II, §350-12, Prohibited Uses - Any use not specifically listed or otherwise permitted or allowed by special use permit in a district is prohibited. Owner seeks to install and operate a solar generation facility. (application material enclosed).

IX. Old Business

1. Discussion of Comprehensive Plan 10 Year up-date (continued from 3/4 meeting)
 - A. Route 44 Land Use Discussion

X. Other Business

1. Election of Officers
2. Gravel Roads (continued from 3/18 meeting)
3. Table of Dimensional Regulations - discussion of 2 family and multifamily structures or apartments (material enclosed).

XI. Approval of Minutes

January 7th, February 4th, February 11th Wkshop, March 4th, March 18th Wkshop

XII. Open Forum

XIII. Town Planner's Report

February, 2013 (copy enclosed)

XIV. Schedule Planning Board Workshop

XV. Adjournment

Date Posted: _____ @ _____

By: _____

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